

Claims:

What is claimed is:

1 1. A mechanism for building design and construction, comprising:
2 a server hosting a communications device for communicating with a user;
3 a design device controlled by inputs received from a user via said
4 communications device;
5 a user interface device configured to communicate a user interface to
6 said user, said user interface providing any of selection, arrangement or other
7 modification of design features of a building in a format readable by said user;
8 and
9 an ordering mechanism to order building and shipment of parts and labor
10 required to construct the designed building.

1 2. The mechanism of claim 1, wherein:
2 said building being designed is a manufactured home, and said ordering
3 mechanism includes,
4 selection of one or more home manufacturers for building one or more
5 modules of the designed home; and
6 selection of any one or more of multiple local and regional contractors to
7 prepare a site for placement of said home.

1 3. The mechanism of claim 1, further comprising a communication
2 mechanism configured to at least one of
3 (1) calculate a buying-power qualification of said user based on user
4 financial inputs; and

5 (2) send financial inputs to an outside analyst for calculation of a
6 buying-power qualification.

1 4. The mechanism of claim 1, where said design device and said user
2 interface are applications stored on a Web-accessible computer and said
3 communications device is a hypertext transfer protocol server.

1 5. The mechanism of claim 1, wherein said design device is a computer
2 assisted design application.

1 6. The mechanism of claim 4, wherein said user interface device is a
2 hypertext transfer protocol page maintained on the server.

1 7. The mechanism of claim 1 wherein a list of design features is maintained
2 on the server.

1 8. The mechanism of claim 7, wherein said list of design features includes
2 values denoting the availability and cost of the design feature.

1 9. The mechanism of claim 7, wherein said list of design features is
2 communicated to the server from a vendor supplying the design feature.

1 10. A system for allowing a user to create a custom building design,
2 comprising:

3 a central server having stored thereon a database of building design
4 elements, wherein each entry in said database describes a building design

5 element data and includes the availability and the design characteristics of said
6 building design element;

7 a communications link to a building design element vendor for obtaining
8 said building design element data;

9 a user interface for presenting a set of available design options to a user,
10 and for receiving from said user a set of preferred design options; and,

11 a database processor for updating the contents of the database with
12 updated building design element information received from the vendor.

1 11. The system of claim 10 wherein said user interface includes a computer
2 assisted design application for generating a display of the building with said
3 preferred design options.

1 12. The system of claim 10 wherein said central server is a Web server and
2 said user interface is a Web page hosted on said Web server

1 13. The system of claim 10 wherein said communications link includes an
2 Internet transfer protocol for the relay of building design element data from said
3 building design element vendor to said central server.

1 14. The system of claim 13 wherein the content of said Internet transfer
2 protocol is defined by any of a file transfer protocol, hypertext transfer protocol,
3 extensible markup language, or electronic mail communication.

1 15. The system of claim 10 wherein said communications link includes the
2 transfer of a building element supply agreement from a vendor to the central
3 server, said supply agreement including at on a building design element.

1 16. The system of claim 10 wherein said vendor is a manufactured building
2 component manufacturer.

1 17. The system of claim 10 wherein said vendor is a property lot developer.

1 18. The system of claim 10 wherein said vendor is a building element
2 designer.

1 19. The system of claim 10 further comprising:
2 an order processor for preparing an order to construct a building
3 incorporating said preferred design options.

1 20. The system of claim 19 wherein said order is sent to a vendor supplying
2 the building design element.

1 21. The system of claim 20 wherein one or more vendors are selected to fulfill
2 the order.

1 22. The system of claim 19 further comprising a finance processor for
2 determining the cost of constructing said building and qualifying the user to
3 purchase said building.

1 23. A method for design and construction of manufactured homes, comprising
2 receiving, via inputs received from a user interface, a selection,
3 arrangement or other modification of design features of said manufactured
4 home;

5 selecting one or more home manufacturers for building one or more
6 modules of the designed home;
7 selecting of any one or more of multiple local and regional contractors to
8 prepare a site for placement of said home; and,
9 ordering the building and shipment of parts and labor required to construct
10 the designed device.

1 24. The method according to claim 23, further comprising at least one of:
2 (1) calculating buying-power qualifications of said user based on user
3 financial inputs; and
4 (2) sending financial inputs to an outside analyst for buying-power
5 qualifications.

1 25. The method according to claim 23, wherein said step of receiving inputs
2 from a user is via a Web site and a hypertext transfer protocol server.

1 26. A method for allowing a user to customize a building design by selecting
2 a set of building element components, comprising:
3 retrieving at a central server a building design element database, wherein
4 each entry of said database includes the availability and the design
5 characteristics of said building element;
6 updating said database with building design element data received from
7 a building element vendor; and,
8 receiving at a user interface a set of preferred design options, chosen
9 from a set of available design options, wherein each design option describes the
10 design characteristics of a particular building element.

1 27. The method of claim 26, further comprising
2 displaying to the user a drafted design of the building with said preferred
3 design options.

1 28. The method of claim 26 wherein said step of receiving is by the Internet,
2 at a Web page in communication with said central server

1 29. The method of claim 26 wherein said step of updating includes
2 communicating by an Internet transfer protocol building element data from said
3 building element vendor to said central server.

1 30. The method of claim 29 wherein the content of said Internet transfer
2 protocol is defined by any of a file transfer protocol, hypertext transfer protocol,
3 extensible markup language, or electronic mail communication.

1 31. The method of claim 26 further comprising the step of:
2 preparing an order to construct a building incorporating said preferred
3 design options.

1 32. The method of claim 31 further comprising the step of:
2 sending said order to a vendor supplying the building design element.

1 33. The method of claim 32 further comprising the step of:
2 selecting one or more vendors are selected to fulfill the order.

1 34. The method of claim 26 further comprising the step of:

2 determining the cost of constructing said building and qualifying the user
3 to purchase said building.

1 35. A system for building design and construction comprising:
2 a server hosting communications with entities including consumers,
3 manufacturers, developers, designers and suppliers, wherein said server stores
4 data for said entities;
5 a design device that can select among the data stored by said server;
6 a user interface device that can allow a user to make design and
7 construction selections from the data stored on said server; and,
8 an ordering mechanism that the user can use to order the design and
9 construction selections.

1 36. The system of claim 35, wherein said building being designed is a
2 manufactured home, and said ordering mechanism includes,
3 a selection for any one or more home manufacturers for building one or
4 more modules of the designed home; and
5 a selector for any one or more of multiple local and regional contractors
6 to prepare a site for placement of said home.

1 37. The system of claim 35, further comprising a communication mechanism
2 configured to at least one of
3 (1) calculate a buying-power qualification of said user based on user
4 financial inputs; and
5 (2) send financial inputs to an outside analyst for calculation of a
6 buying-power qualification.

1 38. The mechanism of claim 35, where said design device and said user
2 interface device are applications stored on a Web-accessible computer and
3 said communications device is a hypertext transfer protocol server.

1 39. The mechanism of claim 35, wherein said design device is a computer
2 assisted design application.

1 40. The mechanism of claim 38, wherein said user interface device is a
2 hypertext transfer protocol page maintained on the server.

1 41. The mechanism of claim 35, wherein a list of design features is
2 maintained on the server.

1 42. The mechanism of claim 41, wherein said list of design features includes
2 values denoting the availability and cost of the design feature.

1 43. The mechanism of claim 41, wherein said list of design features is
2 communicated to the server from a vendor supplying the design feature.